

OFFERING MEMORANDUM

135 Dixon Ave | Amityville, New York 11701

INDUSTRIAL YARD FOR LEASE



Commercial



ellimancommercial.com

PROPERTY SUMMARY

135 Dixon Ave | Amityville, New York 11701



Property Highlights

- Outside Storage permitted
- Willing to Subdivide the Lot
- Former Junk / Scrap Yard- Will Consider Leasing to Similar Use
- Ideal for Landscaper, Contractor, Auto Storage, Towing Company

Offering Summary

Lease Rate:	\$7,500 - \$15,000 per month NNN
Building Size SF:	1,732 sf
Lot Size:	.225 Acres - 0.45 Acres
Taxes:	+/- \$10,000 per anum.

Exclusively represented by:

Michael Gronenthal

Licensed Associate Real Estate Broker
516.439.6789 Email: michael.gronenthal@elliman.com

JT Famularo

Licensed Real Estate Salesperson
516.471.6578 Email: john.famularo@elliman.com

PROPERTY DETAILS

135 Dixon Ave | Amityville, New York 11701

Lease Rate

\$7,500 - \$15,000 NNN

Location Information

Street Address	135 Dixon Ave
City, State, Zip	Amityville, NY 11701
County	Suffolk
Township	Incorporated Village of Amityville

Property Information

Property Type	Land
Property Subtype	Industrial
Lot Size	0.45 Acres
APN #	0101004000100115001
Taxes	+/- \$10,000 per anum.

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LEASE SPACES

135 Dixon Ave | Amityville, New York 11701



Ideal for Landscaper, Contractor, Auto Storage, Towing Company

Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	.225 Acres - .45 Acres	Lease Rate:	\$7,500 - \$15,000

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ADDITIONAL PHOTOS

135 Dixon Ave | Amityville, New York 11701



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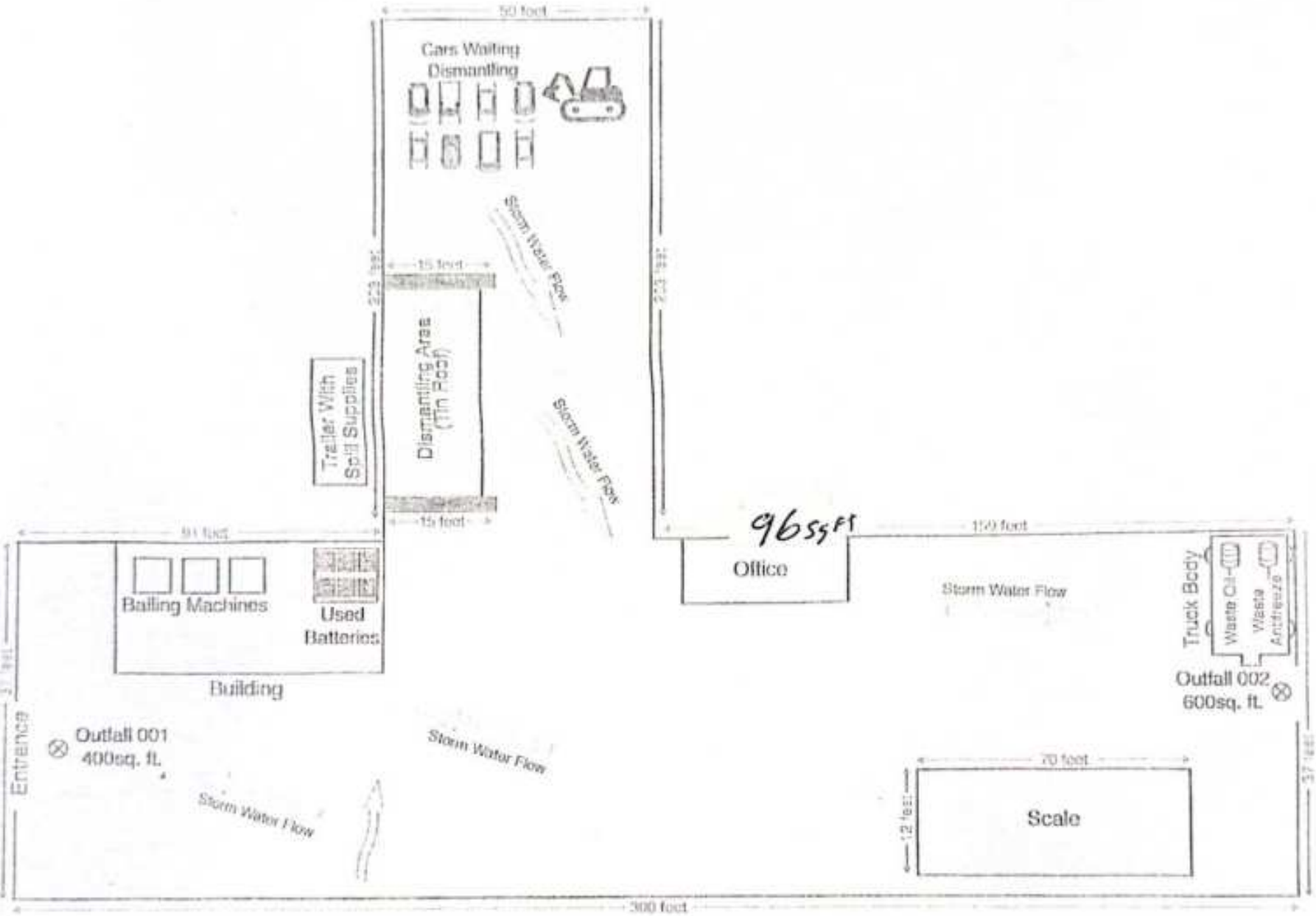
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Storm Sewer

Dixon Ave



Eim Place

<p>TABS Consulting Group</p>	<p>IRVING'S RECYCLABLES INC</p>		<p>Office & Yard</p>
<p>December 2017</p>	<p>139 Dixon Avenue Amityville, NY 11701</p>	<p>SPDES # NYR00F570</p>	<p>Latitude: 40.683 Longitude: - 73.414</p>

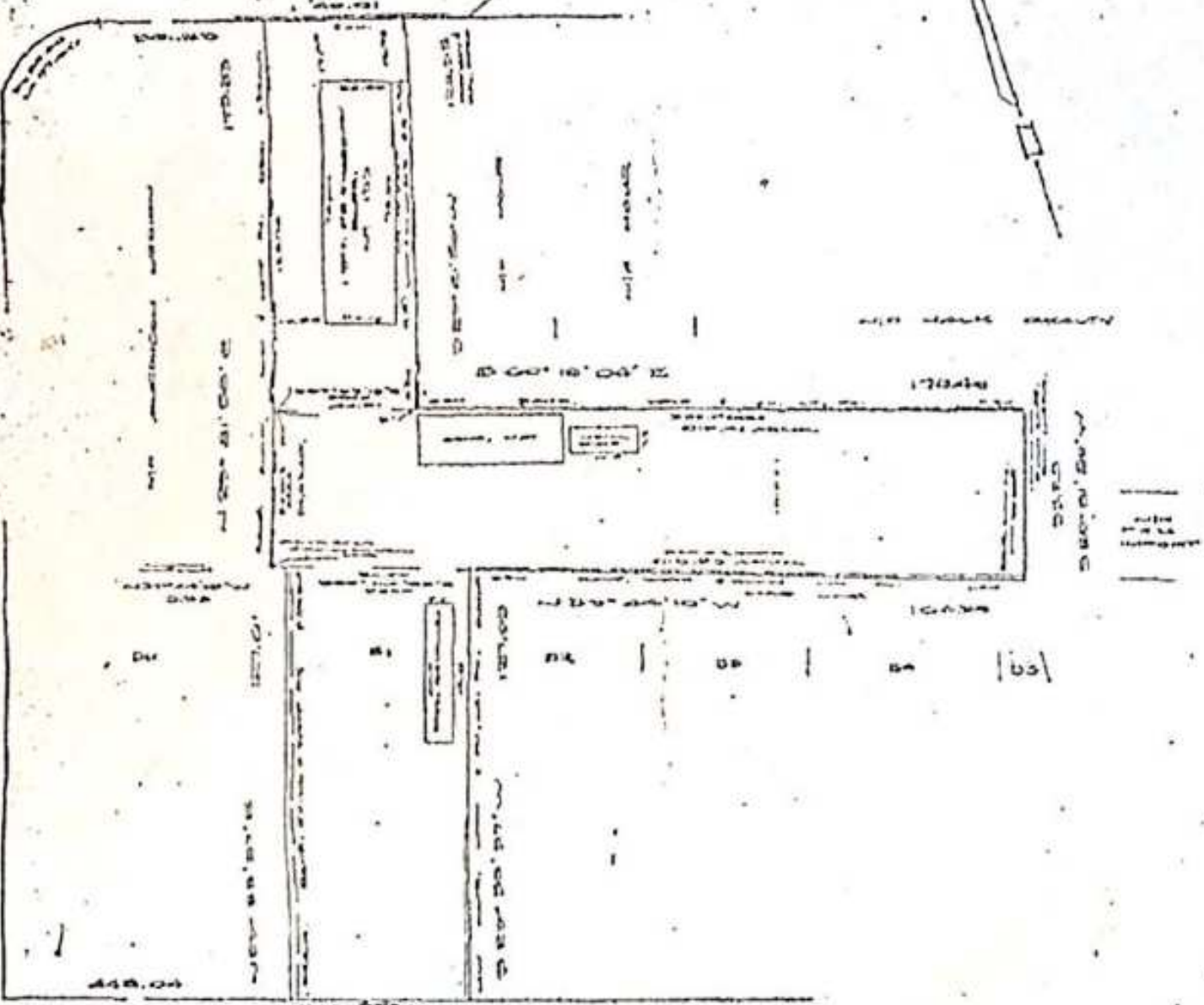
Sheet 17957 Allowance

DIXON AVE.
(C. 100' W)
(STANDARD MAP)

BOSTON 10' E

STANDARD MAP

PLAT 100
DIXON AVE.
BOSTON 10' E



LOT 101
PART OF SUB-DIVISION OF
PROPERTY BELONGING TO
CHARLES A. LUCE N.O.
PLAT 100, 1900
PROPERTY
LOCATED IN TOWN OF
DIXON
TOWN OF DIXON
MIDDLESEX COUNTY.

DIXON 100' 00" E

BOSTON 10' 00" E

PLAT 100, 1900

CHAS. A. LUCE
NOTARY PUBLIC
MIDDLESEX COUNTY, MASS.

John A. Luce


PLAT 100
DIXON AVE.
BOSTON 10' E

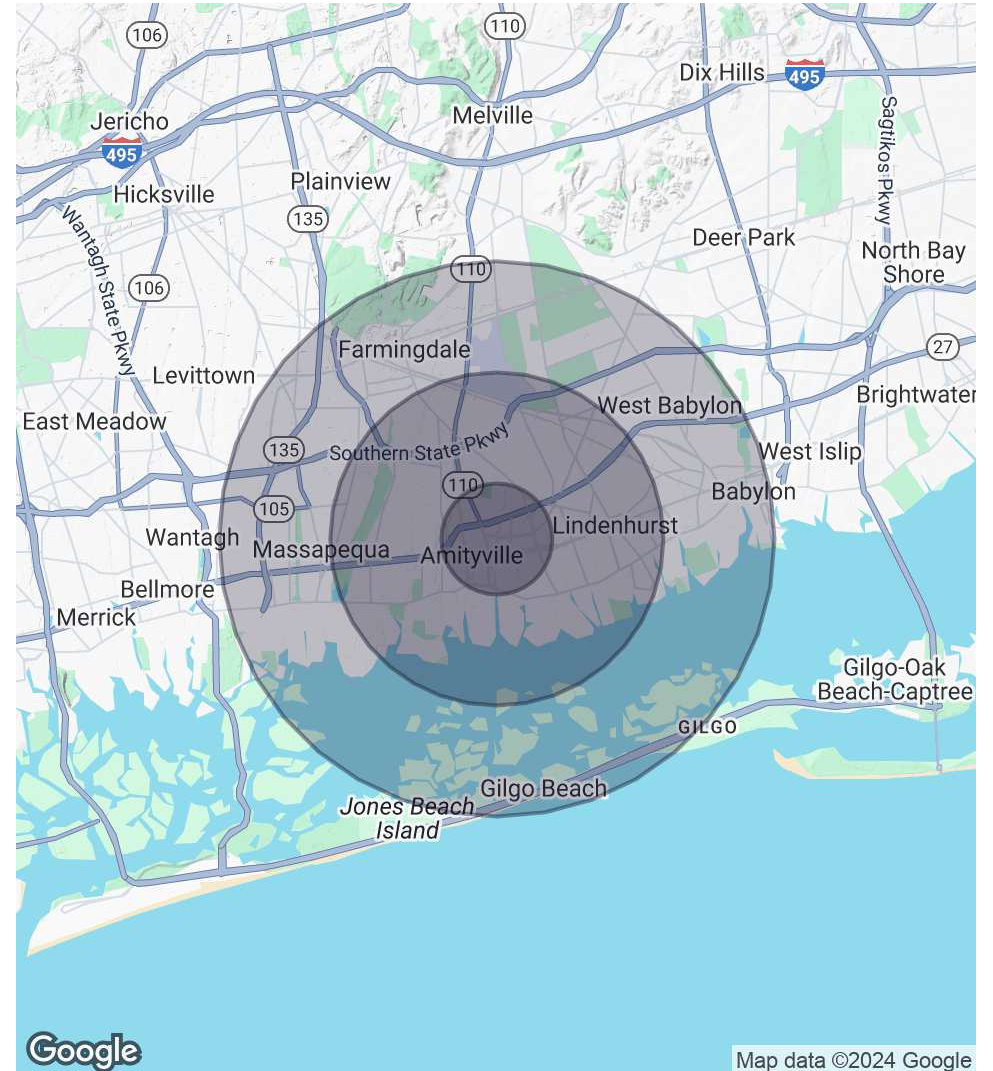
DEMOGRAPHICS MAP & REPORT

135 Dixon Ave | Amityville, New York 11701

Population	1 Mile	3 Miles	5 Miles
Total Population	20,545	148,126	290,911
Average Age	42	42	42
Average Age (Male)	40	41	41
Average Age (Female)	43	44	44

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,746	49,296	97,703
# of Persons per HH	3	3	3
Average HH Income	\$125,507	\$156,973	\$166,897
Average House Value	\$504,315	\$591,395	\$615,466

Demographics data derived from AlphaMap



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We Are Commercial Real Estate

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Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.